



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANTS: Howard & Kim Manning
DOCKET NO.: 22-23669.001-R-1
PARCEL NO.: 05-18-223-008-0000

The parties of record before the Property Tax Appeal Board are Howard & Kim Manning, the appellants, by attorney Scott Shudnow of Shudnow & Shudnow, Ltd. in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds a reduction in the assessment of the property as established by the **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$29,813
IMPR.: \$62,477
TOTAL: \$92,290

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2022 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property is improved with a two-story, English style dwelling of dryvit and cedar exterior construction with 3,393 square feet of living area.¹ The dwelling is approximately 100 years old. Features of the home include a partial basement with finished area, 2½ bathrooms, central air conditioning, a fireplace and a two-car garage. The property has an approximately 11,920 square foot site and is located in Winnetka, New Trier Township, Cook County. The subject is classified as a class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.²

¹ The parties differ as to the subject's dwelling size and garage size. The Board finds the best description of the subject is found in the appellants' appraisal which contained a schematic diagram with dimensions of the improvement and interior and exterior photographs of the property.

² The board of review disclosed the subject is a class 2-06 property, which was not refuted by the appellants in rebuttal.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted an appraisal estimating the subject property had a market value of \$800,000 as of January 1, 2022. The appraisal was prepared by Robert Merel, a State of Illinois Certified Residential Real Estate Appraiser. The intended use of the report is to determine an opinion of market value for a tax appeal as of the effective date of the report.

In the addendum, Merel described the subject as a well-maintained home that had the kitchen and bathrooms updated approximately 8 to 10 years ago. The kitchen updates included custom cabinets, granite counters and island, built-in high-end appliances and fixtures, and ceramic tile back splash. The master and hall bath updates included porcelain tile floors and wainscots, granite vanities, and high end fixtures.

In estimating the market value of the subject property, the appraiser developed the sales comparison approach to value using three comparable sales. The comparables are improved with either a contemporary, a bungalow or a Cape Cod style dwelling of stone and cedar, stucco or vinyl siding exterior construction that range in size from 3,069 to 3,862 square feet of living area. The homes range in age from 69 to 107 years old. The comparables each have a full or partial basement with finished area, 2½ or 4½ bathrooms, central air conditioning, two or three fireplaces and either a two-car or a three-car garage. The comparables have sites ranging in size from 7,950 to 17,125 square feet of land area and are located from .15 of a mile to 1.23 miles from the subject property. The sales occurred from February to May 2021 for prices ranging from \$795,000 to \$850,000 or from \$205.85 to \$273.38 per square foot of living area, including land. The appraiser adjusted comparables #1 and #2 for sales or financing concessions and made adjustments to the comparables for differences from the subject dwelling in age, bathroom count, gross living area, basement area, basement finish, and other features, as well as updates to arrive at adjusted prices ranging from \$704,000 to \$900,500 and opined an estimated value for the subject of \$800,000.

The appellants requested the subject's total assessment be reduced to \$80,000, which would reflect a market value of \$800,000 or \$235.78 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% as determined by the Illinois Department of Revenue.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$109,806. The subject's assessment reflects a market value of \$1,098,060 or \$323.63 per square foot of living area, including land, using 2,283 square feet of living area and when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales described as class 2-06 properties that are improved with two-story dwellings of stucco or masonry exterior construction ranging in size from 2,686 to 3,775 square feet of living area. The dwellings are from 90 to 109 years old. The comparables each have a full or partial basement, two of which have finished area. Each comparable has either 2½, 3 or

3½ bathrooms. Three comparables have central air conditioning. Each comparable has either one or two fireplaces and a two-car garage. The comparables have sites that range in size from 6,850 to 18,305 square feet of land area and are located approximately ¼ of a mile from the subject property. The sales occurred from January 2020 to May 2022 for prices ranging from \$1,099,900 to \$1,460,000 or from \$314.62 to \$489.86 for per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal the appellants' attorney contends the board of review sales are unadjusted. Counsel argued that the board of review comparables have received recent upgrades and/or rehabilitation. The appellants submitted copies of the Multiple Listing Service (MLS) printouts and photos taken from the MLS printouts for board of review comparables #2, #3 and #4. The appellant's counsel asserted that board of review comparable #1 was not listed on the Multiple Listing Service.

Conclusion of Law

The appellants contend the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds a reduction in the subject's assessment is warranted based upon the evidence in the record.

The appellants submitted an appraisal of the subject property estimating a market value of \$800,000 as of January 1, 2022, and the board of review submitted four comparable sales to support their respective positions before the Board.

The Board gives less weight to the value conclusion in the appellants' appraisal report. The board finds it problematic that the appellants' appraiser chose comparable #1 which is located more than one mile away from the subject and the dwelling is substantially larger in size and newer in age when compared to the subject dwelling. Furthermore, the appraiser made no adjustments to the comparables for differences in site size and/or locations, although comparable #1 is located more than one mile away from the subject and has a considerably larger lot size and comparable #2 has a considerably smaller site size. These factors undermine the credibility of the appraiser's conclusion of value; however, the Board will analyze the raw sales data of the comparables.

The record contains a total of seven comparable sales for the Board's consideration. The Board has given less weight to the appellants' appraisal sale #1 due to its considerably larger dwelling size and younger age when compared to the subject and this property is located more than one mile away from the subject. The Board has given reduced weight to board of review comparables #1, #2 and #3 due to differences from the subject dwelling in size and to board of review comparable #4 due to its sale date occurring in January 2020, less proximate in time to the lien date at issue and thus less likely to be reflective of the subject's market value as of the January 1, 2022, assessment date.

The Board finds the best evidence of the market value to be the appellants' appraisal sales #2 and #3, which sold more proximate in time to the lien date at issue and are overall most similar to the subject in location, dwelling size and age. However, these two comparables have varying degrees of similarity when compared to the subject in site size, design and other features suggesting adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, the comparables sold in February and April 2021 for prices of \$839,000 and \$850,000 or for \$271.05 and \$273.28 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,098,060 or \$323.63 per square foot of living area, land included, which is greater than the two best comparables in the record both in terms of overall market value and on a price per square foot of living area, including land. After considering adjustments to the best comparables for differences from the subject, the Board finds the subject's estimated market value as reflected by its assessment is excessive. Therefore, based on this record the Board finds a reduction in the subject's assessment is warranted.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member



Member

DISSENTING: _____

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: _____

September 16, 2025



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Howard & Kim Manning, by attorney:
Scott Shudnow
Shudnow & Shudnow, Ltd.
77 West Washington Street
Suite 1620
Chicago, IL 60602

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602